



# CONTRA COSTA COUNTY

## AGENDA

### El Sobrante Municipal Advisory Council

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Wednesday, January 14, 2026

7:00 PM

El Sobrante Library (4191 Appian Way,  
El Sobrante) | Zoom:  
[https://cccouny-us.zoom.us/j/815257838](https://cccouny-us.zoom.us/j/81525783864?pwd=WNF5DpmDaaiSkzDdZE3akAWc)  
64?  
pwd=WNF5DpmDaaiSkzDdZE3akAWc  
gW3i1O.1

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Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

**1. Roll Call and Introductions**

**2. Treasurer's Report**

**3. Approval of Minutes**

Approve Meeting Minutes for esMAC December 10, 2025 meeting

[26-31](#)

**Attachments:** [MeetingMinutes esMAC 12.10.25](#)

**4. Presentations**

*P.1. County Update, Supervisor John Gioia*

*P.2. Sheriff's Office Bay Station Update, Lt. Fitzgerald*

*P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart*

*P.4. California Highway Patrol (tentative)*

*P.5. 5070-5098 Sobrante Avenue, EPA Grant Application and Project Update, John Promani*

**5. Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearing**

DI.1 - County File Number: CDLP25-02046 (4100 SAN PABLO DAM RD, EL SOBRANTE, CA 94803) The applicant requests approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016

County File Number: CDLP25-02046

[26-32](#)

**Attachments:** [CDLP25-02046 ACR](#)

*DI.2 - (Update) Countywide Noise Ordinance*

*DI.3 - Elections for esMAC Chair/Vice-Chair*

- 6. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).**
- 7. Information Items**
- 8. Subcommittee Reports – Next Clean Up, January 17, 2026**
- 9. Agenda Items / Speakers for Upcoming ESMAC Meetings**

The next meeting is currently scheduled for February 11, 2026

Adjourn

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Council less than 96 hours prior to that meeting are available for public inspection at El Sobrante Library (4191 Appian Way, El Sobrante, CA 94803) during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Council will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Ronnie Mills, [ronnie.mills@bos.cccounty.us](mailto:ronnie.mills@bos.cccounty.us), 510-942-2222



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-31

**Agenda Date:** 1/14/2026

**Agenda #:**

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Advisory Board: El Sobrante Municipal Advisory Council

Subject: Approve Meeting Minutes for esMAC December 10, 2025 meeting

Information:

Approve Meeting Minutes for esMAC December 10, 2025 meeting



# Meeting Minutes

## CONTRA COSTA COUNTY El Sobrante Municipal Advisory Council

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Wednesday, December 10, 2025

7:00 PM El Sobrante Library (4191 Appian Way, El  
Sobrante) | Zoom:  
<https://cccounty-us.zoom.us/j/87569145041>

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Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

**Present** Teri Edlinger, Jedd Hart, James Hermann, Thomas Lang, Randy Loyd, Melinda McLain, Mikki Norris, and Tom Owens

**Absent** George Cleveland

*Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee*

### 1. Roll Call and Introductions

00:00:30

**Present** George Cleveland, Teri Edlinger, Jedd Hart, James Hermann, Thomas Lang, Randy Loyd, Melinda McLain, Mikki Norris, and Tom Owens

### 2. Treasurer's Report

00:02:24

The treasurer reported a current account balance of \$3,000 and thanked community members for their participation in a successful holiday event

### 3. Approval of Minutes

00:02:38

The council reviewed the minutes from the prior meeting, which were approved following discussion and minor revisions.

[25-5194](#)

**Attachments:** [11.12.25\\_esMACMinutes](#)

**This Discussion Item was approved.**

**Motion:** Owens

**Second:** McLain

### 4. Presentations

*P.1. County Update, Supervisor John Gioia*

00:02:54

Ronnie Mills provided a brief county update, highlighting opportunities for residents to serve on county boards, commissions, and committees. The office also thanked attendees for their participation in a recent holiday event supporting a local elementary school. Information was shared regarding a draft ordinance under consideration by the Board of Supervisors, with encouragement for community members to participate in the upcoming public process. No questions were raised following the update.

*P.2. Sheriff's Office Bay Station Update, Lt. Fitzgerald**P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart*

00:06:47

Michelle Rinehart provided an update on departmental initiatives and resources. The presentation included an overview of the newly launched Con Fire website, updates to fire code regulations, and information on the Contra Costa Wildfire Mitigation Program. She also discussed recent Zone Zero regulatory meetings focused on education, local control, and community action, as well as the Firewise USA program and its role in reducing wildfire risk in residential areas.

*P.4. California Highway Patrol (tentative)*

**5. Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearing**

*DI.1 - County File Number: CDLP25-02043 (41 CAVORETTO LN, EL SOBRANTE, CA 94803) The applicant requests approval of a land use permit to allow for four new detached tiny homes on wheels on one parcel.*

00:11:00

The council received a presentation regarding a proposed tiny home project on private property within the community. The property owner described the concept of installing four tiny homes on wheels to house healthcare professionals, with the potential to expand to six units in the future. The presentation included background on the property, design considerations, utilities, accessibility, and environmental factors. Council members discussed potential neighborhood impacts, including parking and road access. The council expressed general support for the project, contingent upon full compliance with all applicable county and special district regulatory requirements, and suggested the county consider developing clearer zoning or permitting categories for similar small-scale housing projects.

[25-5168](#)

**Attachments:** [CDLP25-02043](#)

*DI.2 - (Update) Countywide Noise Ordinance*

**6. Public comment on any item under the jurisdiction of the Council and not on this agenda (speakers may be limited to two minutes).**

00:53:48

During public comment, residents raised several community concerns. Requests were made for the installation of a crosswalk with a flashing beacon on San Pablo Dam Road between Hillcrest and El Portal due to traffic and pedestrian safety concerns. Additional comments addressed speeding, heavy vehicle traffic, and the need for speed humps or weight limits on certain residential streets, with the council recommending that residents organize and present consolidated data to support a formal request. Concerns were also raised regarding illegal dumping, un-permitted pop-up food vending, and questions about compliance and safety related to a telecommunications facility.

## **7. Information Items**

01:29:26

Following public comment, the council discussed potential next steps related to the issues raised. These included coordinating with county health and regulatory agencies regarding illegal dumping and food safety concerns, requesting a compliance review of the telecommunications site, and drafting letters of support or inquiry to appropriate county departments and the Office of Supervisor Gioia.

## **8. Subcommittee Reports – Next Clean Up, December 20, 2025**

01:31:38

The council also discussed upcoming community cleanups, volunteer opportunities, and the possibility of convening a subcommittee meeting early in the new year.

## **9. Agenda Items / Speakers for Upcoming ESMAC Meetings**

01:34:28

Information items were shared regarding upcoming community events, including a final litter cleanup of the year, local cultural activities, and volunteer opportunities. The council acknowledged a proposal for a future informational presentation and agreed to follow up to determine its appropriateness for a subsequent agenda. The Citizen of the Year was announced in recognition of significant and long-standing contributions to the El Sobrante community. The meeting concluded with closing remarks thanking participants for their engagement and a reminder of the next scheduled meeting date.

The next meeting is currently scheduled for January 14, 2026

Adjourn

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Council less than 96 hours prior to that meeting are available for public inspection at El Sobrante Library (4191 Appian Way, El Sobrante, CA 94803) during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Council will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Ronnie Mills, [ronnie.mills@bos.cccounty.us](mailto:ronnie.mills@bos.cccounty.us), 510-942-2222





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 26-32

**Agenda Date:** 1/14/2026

**Agenda #:**

---

Advisory Board: El Sobrante Municipal Advisory Council

Subject: File Number: CDLP25-02046

Information: File Number: CDLP25-02046



## AGENCY COMMENT REQUEST

Date 12/16/2025

We request your comments regarding the attached application currently under review.

<u>DISTRIBUTION</u>	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
Engineering Services	Special Districts
Traffic	
Flood Control (Full-size)	
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District _____	
San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a>	
<input checked="" type="checkbox"/> Consolidated – (email) <a href="mailto:fire@cccfd.org">fire@cccfd.org</a>	
<input checked="" type="checkbox"/> Sanitary District _____	West County Wastewater
<input checked="" type="checkbox"/> Water District _____	EBMUD
<input checked="" type="checkbox"/> City of _____	Richmond
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC _____	El Sobrante
<input checked="" type="checkbox"/> Improvement/Community Association	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a> )	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	
El Sobrante P&Z, Sheriff, Ag Commissioner	
Health Services (fatima Sol) - tobacco prevention program	

Please submit your comments to:

Project Planner Everett Louie

Phone # 925-655-2873

E-mail everett.louie@dcd.cccounty.us

County File # CDLP25-02046

Prior to 01/15/2026

\*\*\*\*\*

We have found the following special programs apply to this application:

Landslide	Active Fault Zone (A-P)
Liquefaction	Flood Hazard Area

☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDLP25-02046**

**File Date: 12/15/2025**

**Applicant:**

Lauren Fontein The Artist Tree V LLC  
4040 Vineland Ave. #204  
Studio City, CA 91604

lauren@theartisttree.com  
(213) 700-6858

**Property Owner:**

PAMELA R TRE BISHOP  
701 MATSONIA DR  
FOSTER CITY, CA 94404 130

ronnb@pacbell.net  
(650) 200-7791

**Project Description:**

The applicant requests approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016.

**Project Location: (Address: 4100 SAN PABLO DAM RD, EL SOBRANTE, CA 94803 290), (APN: 420191021)**

**Additional APNs:**

**General Plan Designation(s):** MUL

**Zoning District(s):** P-1

**Flood Hazard Areas:** X

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:**

**Sphere of Influence:** Richmond

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** WEST CO WASTEWATER

**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
ADJ0029	Fee Adjustment - DCD	002606-9660-REV-000-5B0029	1500.00	1500.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
<b>Total:</b>			<b>7162.00</b>	<b>7162.00</b>

RECEIVED on 12/15/2025 CDLP25-02046  
By Contra Costa County  
Department of Conservation and Development

IN THE CITY OF EL SOBRANTE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

LAND USE PERMIT  
PROPOSED TECHNICAL SITE PLAN

EXHIBIT DATE: JULY 31, 2020

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT:	THE ARTIST TREE V. LLC		
ADDRESS:	11330 VENTURA BOULEVARD STUDIO CITY, CALIFORNIA 91604		
CONTACT:	MITCH KAHAN	TELEPHONE:	(310) 447-4064

LAND OWNER:	NAOMI SOBOCINSKI C/O STEVER DOBBINS		
ADDRESS:	650 GEARY STREET SAN FRANCISCO, CALIFORNIA 94102		

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

ASSESSOR'S PARCEL NUMBER: 420-191-021

LEGAL DESCRIPTION:  
THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 8, 2013 AS DOCUMENT NUMBER 2013-0170503; ALSO BEING A PORTION OF LOTS 9 - 12, SANTA RITA ACRES UNIT NO. 1 (22 M 645) OAKLAND, ALAMEDA COUNTY, CALIFORNIA.

LAND USE DESCRIPTION:	SF	ACREAGE	PERCENTAGE
EXISTING GROSS ACREAGE	±11,154 SF	±0.26 AC.	100%
EXISTING RETAIL BUILDING AREA (1ST FLOOR)	±2,190 SF	±0.05 AC.	19%
EXISTING RETAIL BUILDING AREA (2ND FLOOR)	±2,447 SF	±0.06 AC.	-
EXISTING RETAIL BUILDING AREA (TOTAL)	±4,637 SF	±0.11 AC.	-
EXISTING HARDSCAPE & PARKING	±6,900 SF	±0.16 AC.	62%
EXISTING OPEN SPACE & LANDSCAPE	±2,064 SF	±0.05 AC.	19%

ONSITE PARKING & LOADING DATA:					
BUILDING USE	BUILDING USE	BUILDING AREA	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
FIRST FLOOR (1)	RETAIL CANNABIS	2,190 SF	1 STALL PER 300 SF	8 STALLS	-
SECOND FLOOR (2)	WAREHOUSE	2,447 SF	1 STALL PER 1000 SF	3 STALLS	-
TOTAL	-	4,637 SF	-	11 STALLS	12 STALLS

PARKING AND LOADING NOTES:  
1. FIRST FLOOR - PER CODE 82-16.406 - RETAIL STORES AND SHOPS, EXCEPT AS OTHERWISE SPECIFIED HEREIN; ONE SPACE PER EVERY THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.  
2. SECOND FLOOR - PER CODE 82-16.406 - WAREHOUSES AND OTHER STORAGE BUILDINGS; ONE SPACE PER EVERY ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA.  
3. LOADING - PER CODE 82-16.410 - IN ANY ZONING DISTRICT, EACH BUILDING OR FACILITY WITH A GROSS FLOOR AREA OF TEN THOUSAND OR MORE SQUARE FEET ..... (THIS BUILDING IS UNDER TEN THOUSAND SQUARE FEET THEREFORE NOT REQUIRED TO HAVE DESIGNATED LOADING AREA).

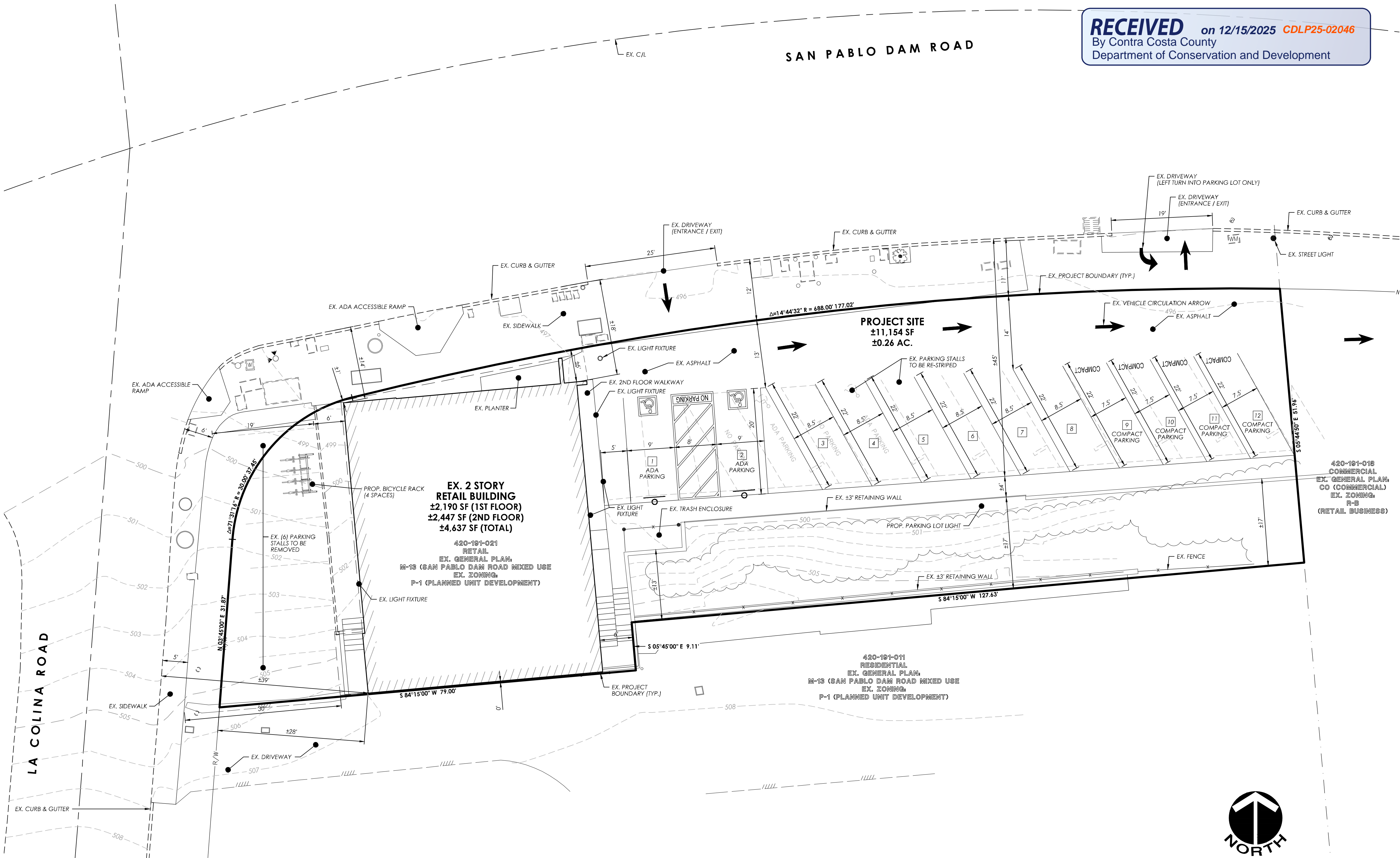
EXISTING ZONING:	P-1 (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING:	P-1 (PLANNED UNIT DEVELOPMENT)

EXISTING GENERAL PLAN LAND USE:	M-13 (SAN PABLO DAM ROAD MIXED USE)
PROPOSED GENERAL PLAN LAND USE:	M-13 (SAN PABLO DAM ROAD MIXED USE)

SURROUNDING LAND USES:	
NORTH	VACANT (ZONED: P-1)
SOUTH	RESIDENTIAL (ZONED: P-1)
EAST	RESIDENTIAL (ZONED: R-8)
WEST	RESTAURANT (ZONED: P-1)

FEMA FLOOD ZONE DESIGNATION:  
ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06013C0233G  
EFFECTIVE DATE: MARCH 21, 2017

BUSINESS OPERATION NOTES:	
NUMBER OF EMPLOYEES:	8 ON SITE AT ANY ONE-TIME INCLUDING SECURITY PERSONNEL.

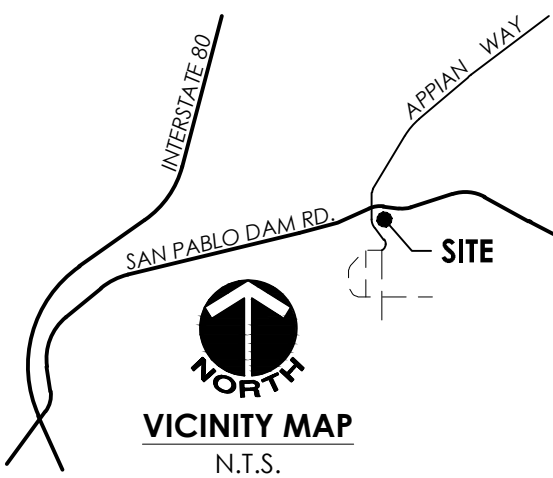
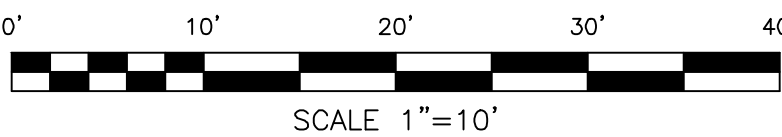


ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/PP	OPEN SPACE / PARKS
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R-L	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND

LEGEND

679.3	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
X	EXISTING EASEMENT DELTA
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED RIGHT OF WAY
7	PROPOSED PARKING STALLS (NUMBERS)



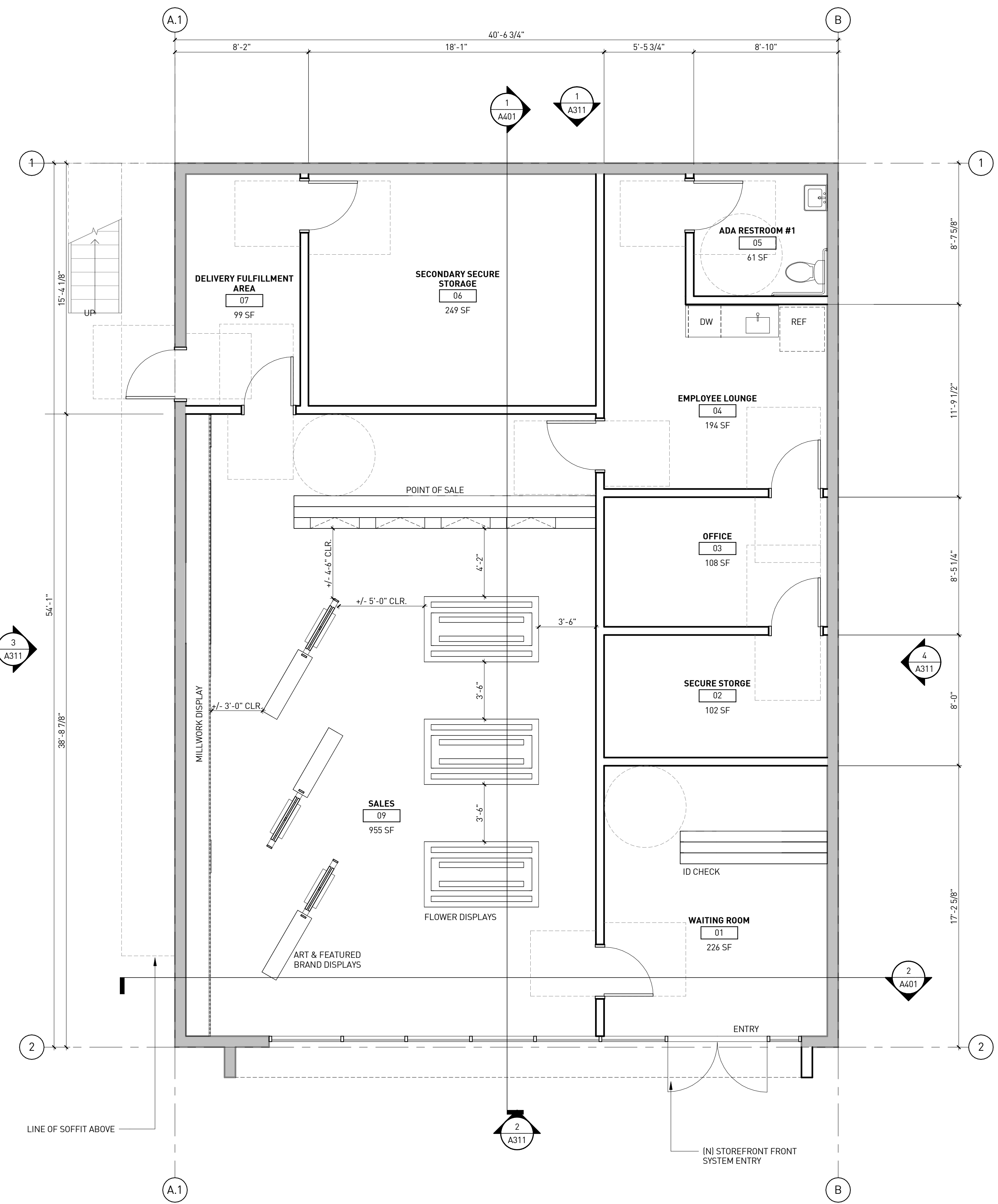
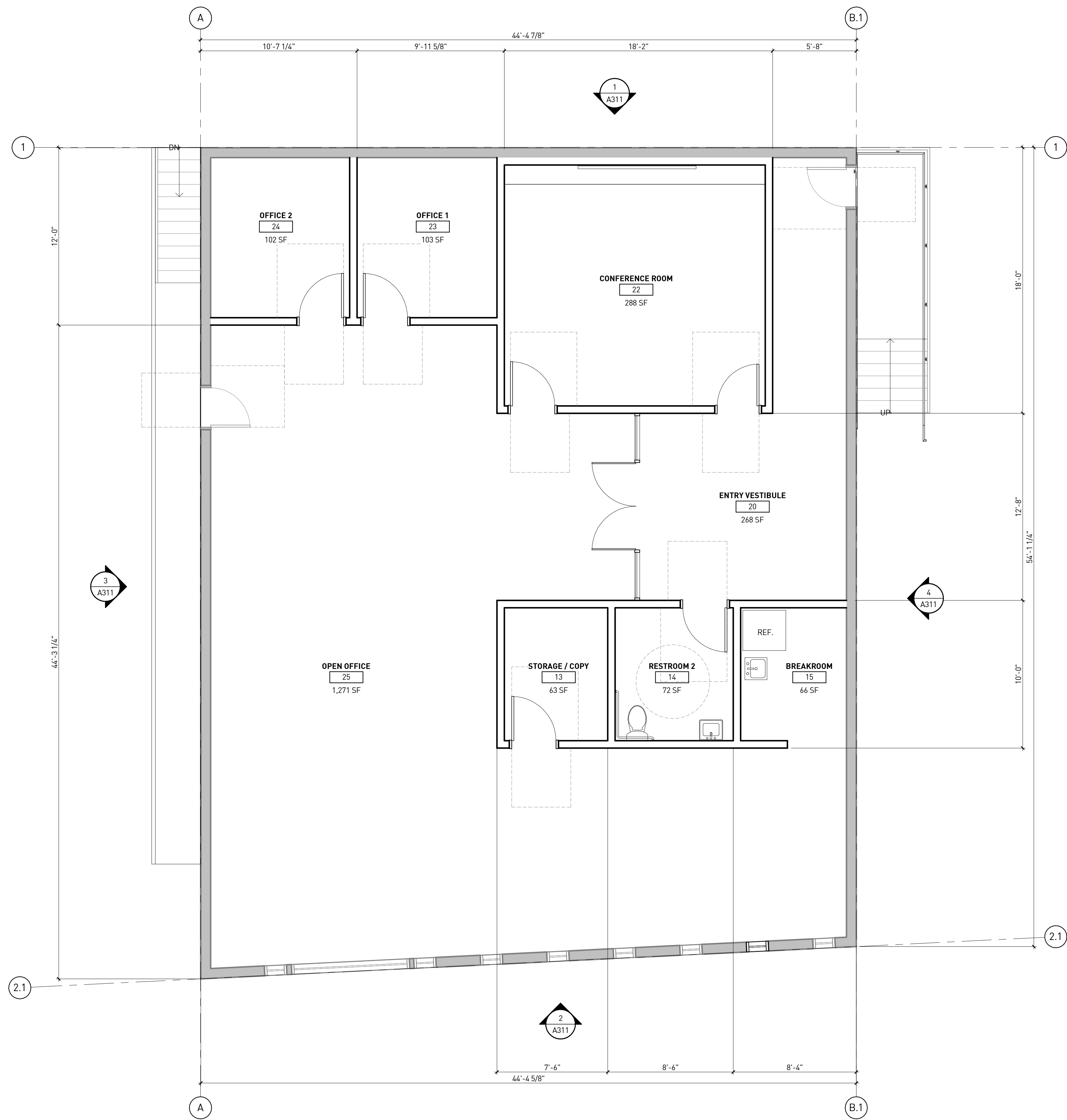
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MSA CONSULTING, INC.  
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 msaconsultinginc.com

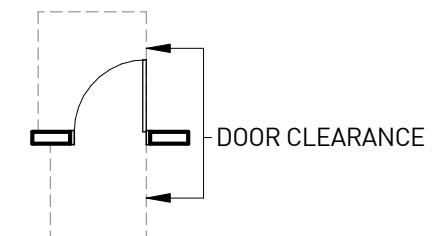


SHEET  
1  
OF  
1  
SHEETS

R:\2579\ACAD\Planning\LP\2579 LP Proposed Site Plan.dwg, 8/27/2020 4:59:55 PM, ddevegal, MSA Consulting, Inc.



### GRAPHICS LEGEND



DOOR CLEARANCE

rdc.

245 East Third Street  
Long Beach, Ca 90802  
t 562.628.8000  
rdcollaborative.com

THE  
ARTIST  
TREE



THE ARTIST TREE  
EL SOBRANTE CANNABIS RETAIL

4100 SAN PABLO DAM ROAD,  
EL SOBRANTE, CALIFORNIA 94803

### REVISIONS

NO.	ISSUE	DATE

PROJECT NUMBER: 19147

FLOOR PLANS -  
LEVEL 1 & 2

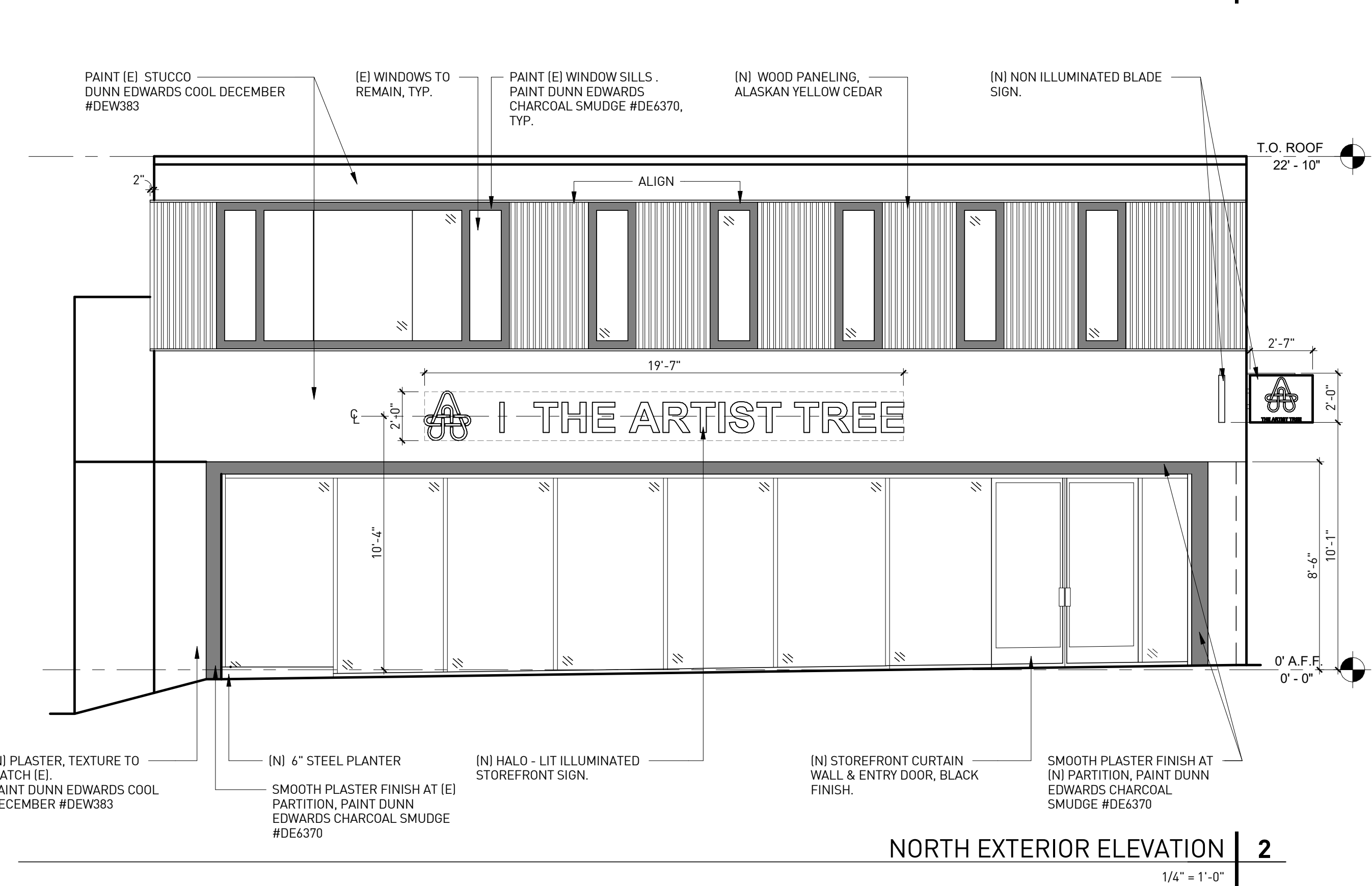
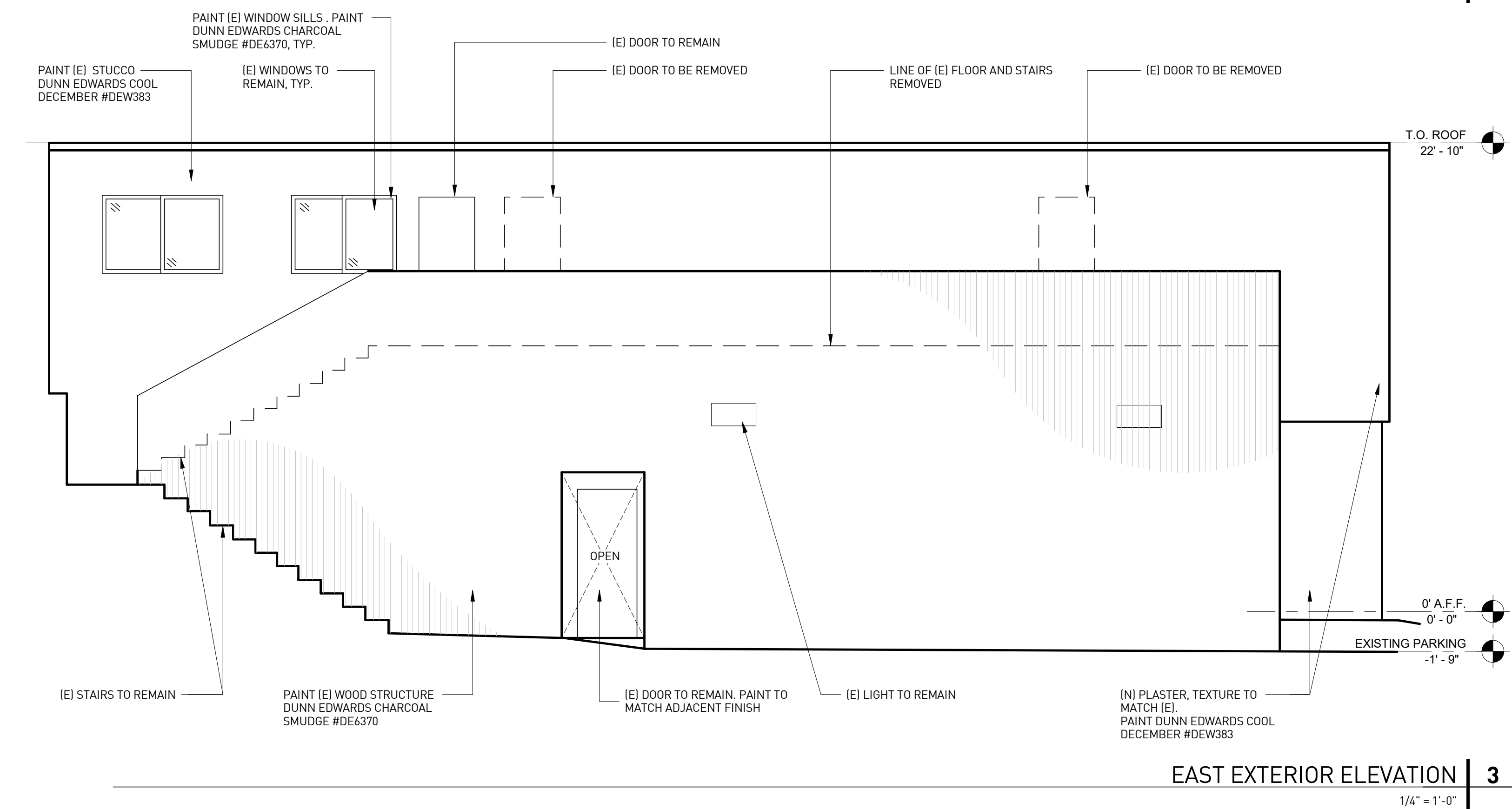
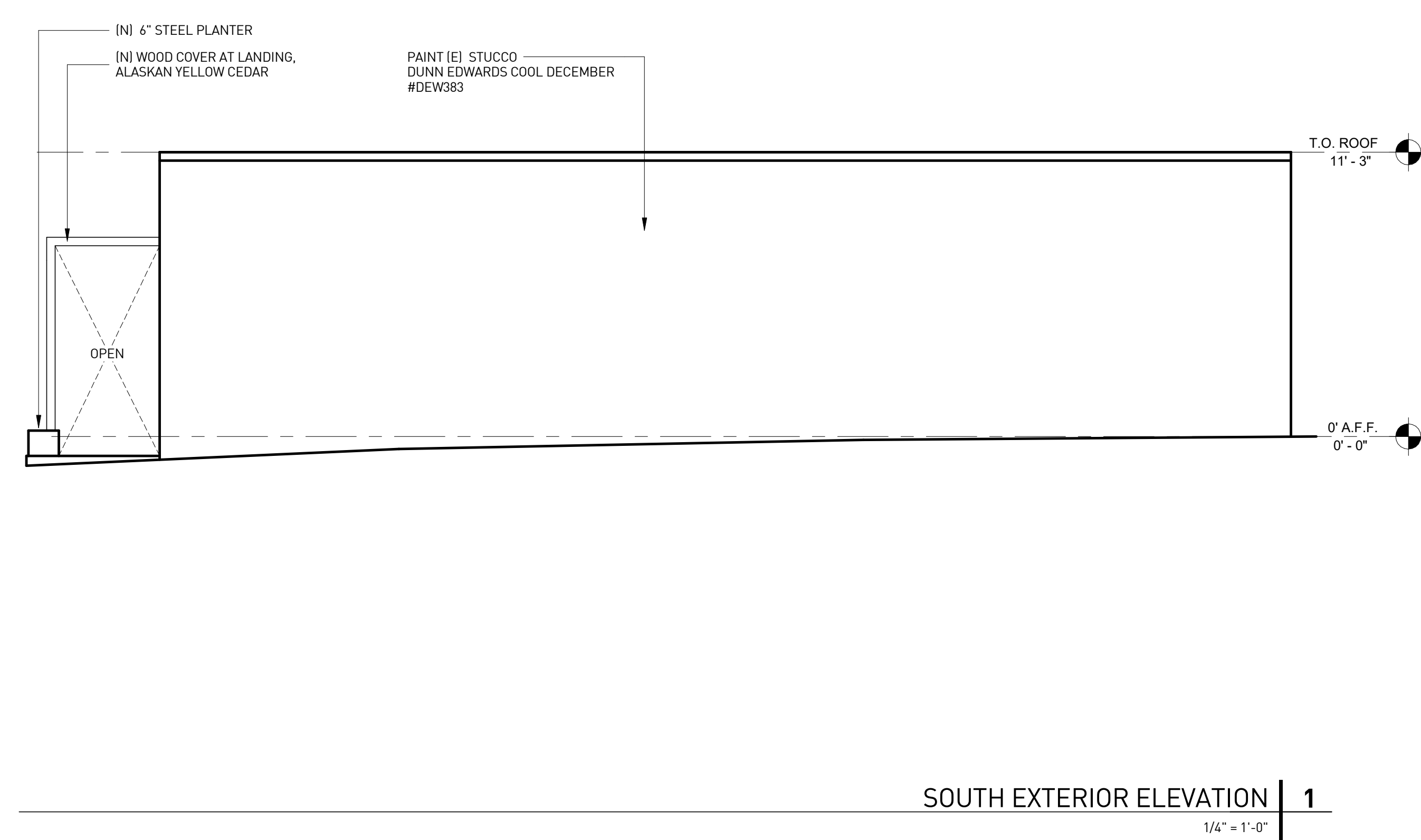
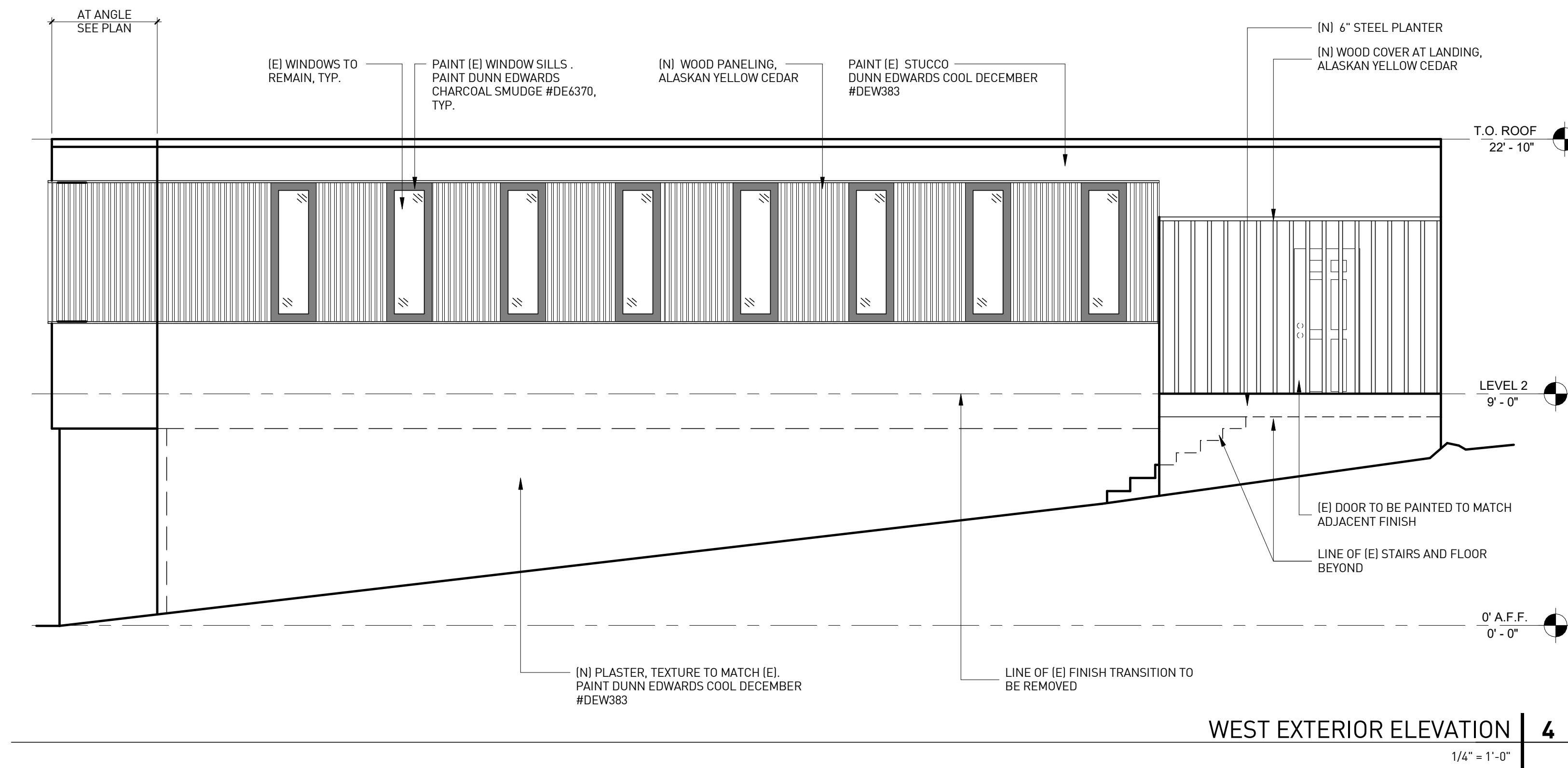
A101

REVISIONS		
NO.	ISSUE	DATE

PROJECT NUMBER: 19147

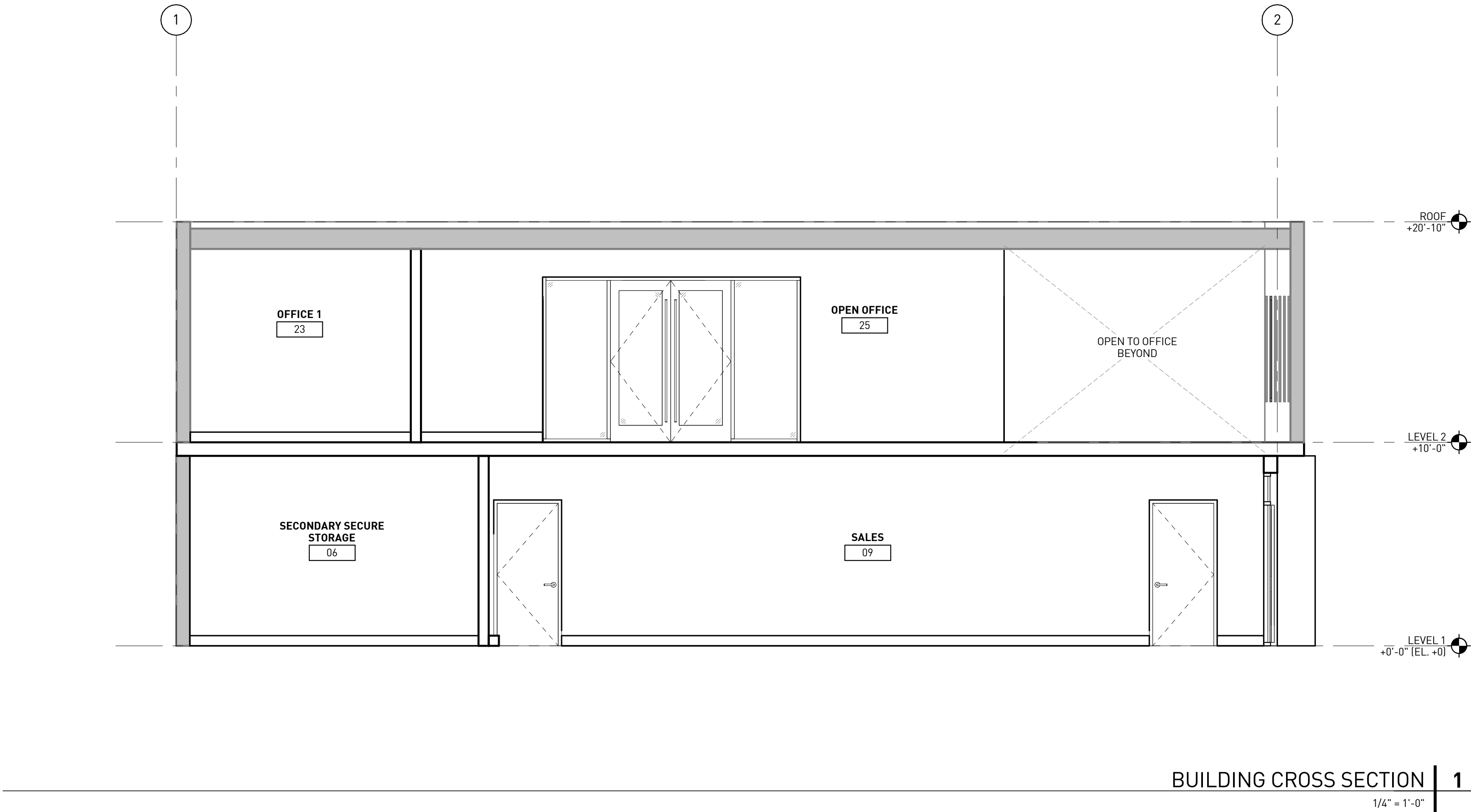
EXTERIOR  
ELEVATIONS

DESCRIPTION OF SIGNAGE  
(1) ILLUMINATED STOREFRONT SIGN  
DIMENSIONS: 2'-0" H X 19'-7" W, 39 SF  
FINISH: BLACK  
(2) NON-ILLUMINATED BLADE SIGNS -  
DIMENSIONS: 2'-0" H X 2'-7", 5 SF  
FINISH: CEDAR WITH BLACK DETAILING

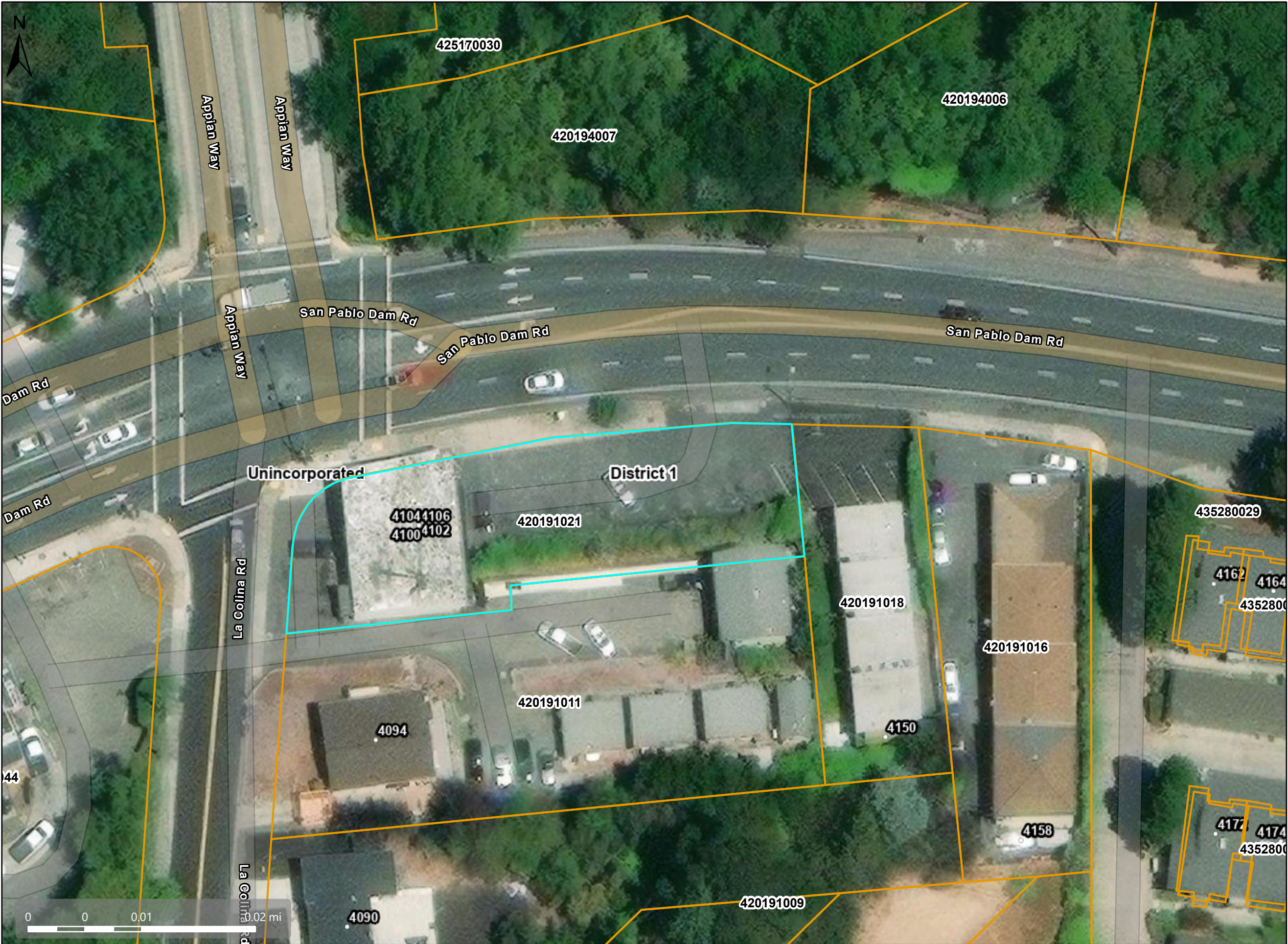


[illegible]

3/4/2020 4:48 PM C:\Local\Rev\UNIT 19147-200-Artist Tree Contra Costa Britany LeBlanc.rvt



REVISIONS		
NO.	ISSUE	DATE



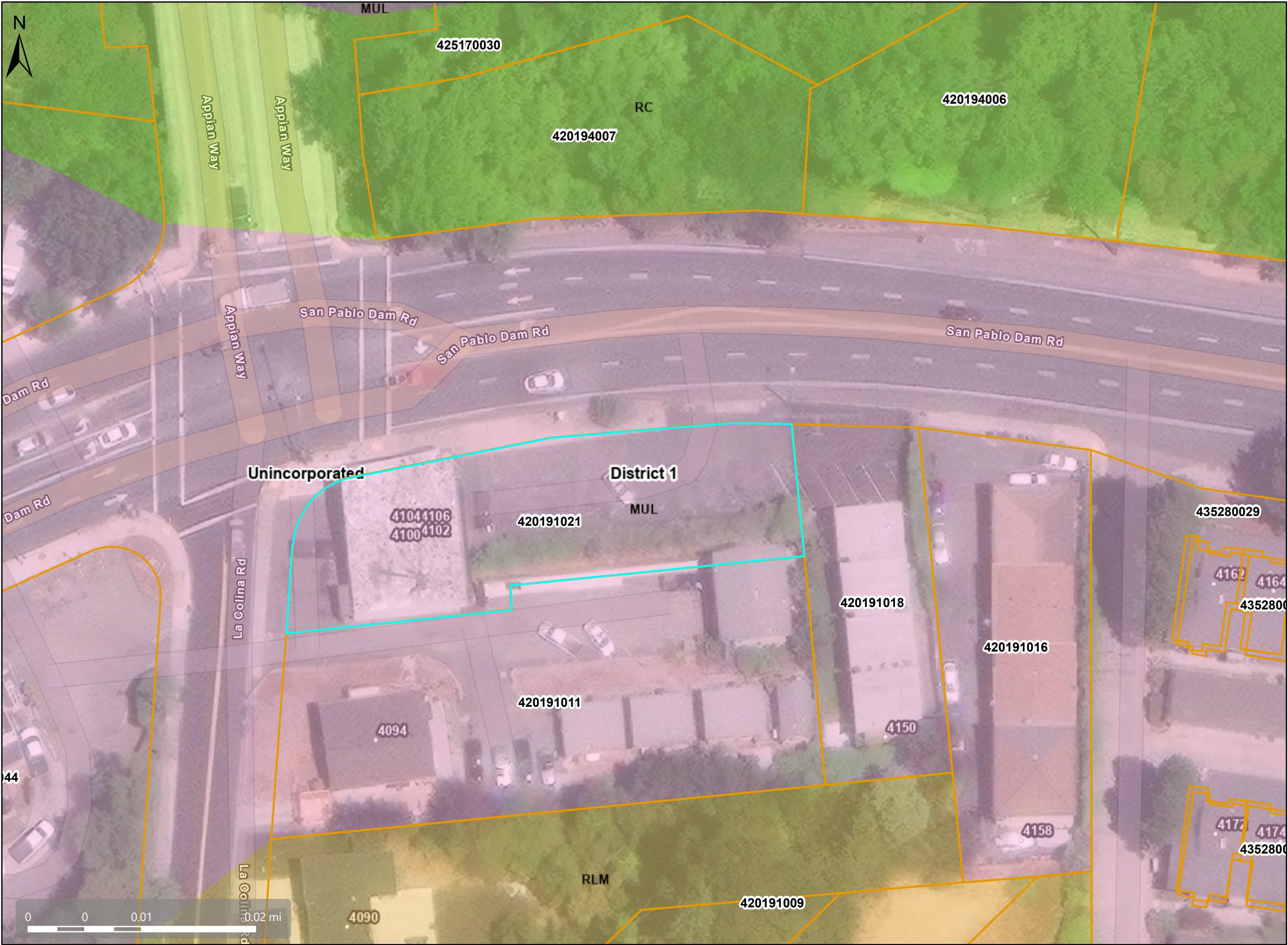
**Map Legend**

- County Border
- Assessment Parcels
- Unincorporated Board of Supervisors' Districts
- Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984

General Plan - MUL



**Map Legend**

- County Border
- Assessment Parcels
- General Plan**
  - RLM (Residential Low-Medium Density) (3-7 du/na)
  - MUL (Mixed-Use Low) (10-30 du/na) (1.0 FAR)
  - RC (Resource Conservation)
- Unincorporated
- Board of Supervisors' Districts
- Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department. Spatial Reference: PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984

A- SANTA RITA ACRES UNIT NO. 1 MB 22-645

B- LA COLINA MB 25-805

SAN PABLO RANCHO

P.B.  
425

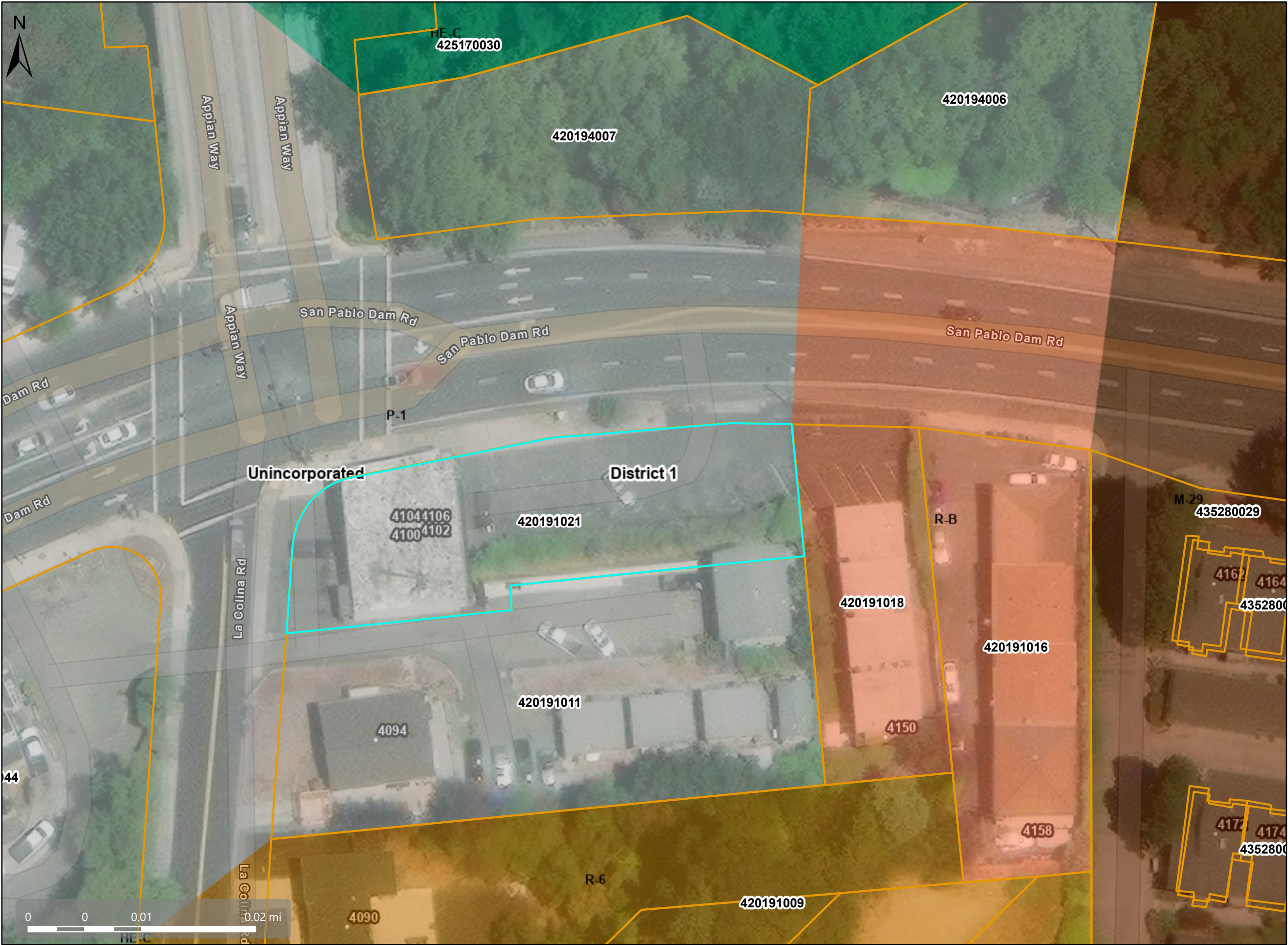
1"=100'

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

P.B.  
435

191	21
192	51
193	09-12
194	

3/16/06  
12/12/06  
12/17/15



Map Legend

County Border

Assessment

Parcels

Zoning

ZONE\_OVER

R-6 (Single

Family

Residential)

M-29 (Multiple

Family

Residential)

R-B (Retail

Business)

P-1 (Planned

Unit)

HE-C (Housing

Element

Consistency)

Unincorporated

Board of

Supervisors'

Districts

Address Points